

TEMPORARY HIGHWAY EASEMENT GRANT
(GENERAL)

Form T-3
Revised 12/2021

Project:	County Road 450 S. Reconstruction
Parcel:	21A, 21B
Page:	1 of 4

Ref Inst#: 202020012519

THIS INDENTURE WITNESSETH, That Dormie, LLC, an Indiana limited liability company, the Grantor of Tippecanoe County, State of Indiana Grants to the **Tippecanoe County Board of Commissioners**, the Grantee, for and in consideration of the sum of Four Hundred Dollars (\$400.00) (of which said sum \$0.00 represents land improvements acquired and \$400.00 represents land temporarily encumbered and damages) and other valuable consideration, the receipt of which is hereby acknowledged, a temporary easement to enter upon and have possession of the Real Estate of the Grantor for the purpose of grading, which said work is incidental to the construction of the highway facility known as County road 450 S., which said Real Estate situated in the County of Tippecanoe, State of Indiana, and which is more particularly described in the legal description attached hereto as Exhibit "A" which is incorporated herein by reference, which said temporary easement shall be extinguished, become void and revert to the Grantor and/or the Grantor's successor(s) in title upon completion of the said Project. Said extinguishment shall be evidenced by a release document, which shall be executed and recorded by the Grantee, at no cost to the Grantor.

The undersigned represents and warrants that he is the Member of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to a resolution of the Members of the Grantor or the Operating Agreement of the Grantor he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the Tippecanoe County Board of Commissioners real estate of the Grantor, and that on the date of execution of said conveyance instruments they had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

Interests in land acquired by the Tippecanoe
County Board of Commissioners
Grantee mailing address:
20 N. 3rd Street, Lafayette, IN 47901
I.C. 8-23-7-31

Form T-3
Revised 12/2021

Project:	<u>County Road 450 S. Reconstruction</u>
Parcel:	<u>21A, 21B</u>
Page:	<u>2 of 4</u>

Any and all timber, shrubbery, fences, buildings and any other improvements situated within the area of the temporary easement granted herein shall become the property of the Tippecanoe County Board of Commissioners except: None

The said Grantor acknowledges that all provisions of this grant of temporary easement are as stated and set forth herein and that no verbal agreements or promises exist with respect thereto.

This temporary conveyance is subject to any and all easements, conditions and restrictions of record. However, the said Grantor, for the purpose of inducing the Tippecanoe County Board of Commissioners to accept this grant and to pay the hereinbefore referenced consideration, represents that the Grantor is the owner in fee simple of the Real Estate and that there exist no encumbrances, conditions, restrictions, leases, liens (except current real estate taxes and assessments) of any kind or character which would be inconsistent with the temporary rights granted herein.

Form T-3
Revised 12/2021

Project: County Road 450 S. Reconstruction
Parcel: 21A, 21B
Page: 3 of 4

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 23 day of JANUARY, 20 23

Dormie, LLC, an Indiana limited liability company

(Signature) (Seal)
Signature

Michael Madrid, member
Printed Name

Arizona Tcr
STATE OF ~~INDIANA~~
Maricopa Tcr
COUNTY OF ~~TIPPECANOE~~ SS:

Before me, a Notary Public in and for said State and County, personally appeared Michael Madrid, member of Dormie, LLC, an Indian limited liability company, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 25th day of January, 20 23.

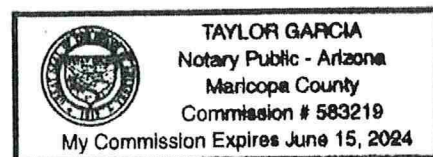
Signature (Signature)

Printed Name Taylor Garcia

My Commission expires 06/15/2024

My Commission Number 583219

I am a resident of Maricopa County.



Form T-3
REVISED 12/2021

Project:	<u>County Road 450 S. Reconstruction</u>
Parcel:	<u>21A, 21B</u>
Page:	<u>4 of 4</u>

Interests in land acquired by, the Tippecanoe County Board of Commissioners, Tippecanoe County, Indiana

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. *Douglas masson*

This instrument prepared by Douglas Joseph Masson, Attorney at Law.

No. 19474-53
200 Ferry Street, Suite C
P.O. Box 99
Lafayette, IN 47902-0099

Grantee's mailing and tax bill address:
Tippecanoe County Board of Commissioners
20 North 3rd Street
Lafayette, IN 47901

Legal Description prepared by Ryan A. Selby, License Number LS2 County.

EXHIBIT "A"

Project: C.R. 450 S. Reconstruction
Parcel: 21A Temporary Right-of-Way for Grading
Code: N/A
Tax ID: 79-12-18-100-009.000-012
Form: T-3

Sheet 1 of 2

A part of the Northwest Quarter of Section 18, Township 22 North, Range 3 West, located in Tippecanoe County, Indiana, described as follows: Commencing at the northwest corner of said Northwest Quarter; thence South 0 degrees 28 minutes 49 seconds East 526.68 feet along the west line of said Northwest Quarter to the northwest corner of the grantor's land; thence North 89 degrees 59 minutes 23 seconds East 41.00 feet along the north line of the grantor's land; thence South 0 degrees 28 minutes 49 seconds East 440.82 feet to the point of beginning; thence North 89 degrees 31 minutes 11 seconds East 10.00 feet; thence South 0 degrees 28 minutes 49 seconds East 75.00 feet; thence South 89 degrees 31 minutes 11 seconds West 10.00 feet; thence North 0 degrees 28 minutes 49 seconds West 75.00 feet to the point of beginning and containing 0.017 acres, more or less.

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 24th day of July, 2022.

Ryan A. Selby



EXHIBIT "A"

Project: C.R. 450 S. Reconstruction
Parcel: 21B Temporary Right-of-Way for Grading
Code: N/A
Tax ID: 79-12-18-100-009.000-012
Form: T-3

Sheet 2 of 2

A part of the Northwest Quarter of Section 18, Township 22 North, Range 3 West, located in Tippecanoe County, Indiana, described as follows: Commencing at the northwest corner of said Northwest Quarter; thence South 0 degrees 28 minutes 49 seconds East 526.68 feet along the west line of said Northwest Quarter to the northwest corner of the grantor's land; thence North 89 degrees 59 minutes 23 seconds East 41.00 feet along the north line of the grantor's land; thence South 0 degrees 28 minutes 49 seconds East 665.82 feet to the point of beginning; thence North 89 degrees 31 minutes 11 seconds East 10.00 feet; thence South 0 degrees 17 minutes 57 seconds East 60.27 feet to the south line of the grantor's land; thence South 89 degrees 59 minutes 23 seconds West 10.00 feet along said south line; thence Northerly 13.78 feet along an arc to the left having a radius of 494.00 feet and subtended by a long chord having a bearing of North 0 degrees 19 minutes 08 seconds East and a length of 13.78 feet; thence North 0 degrees 28 minutes 49 seconds West 46.41 feet to the point of beginning and containing 0.014 acres, more or less.

This description was prepared for Tippecanoe County, Indiana by Ryan A. Selby, Indiana Registered Land Surveyor, License Number LS21700017, on the 24th day of July, 2022.

Ryan A. Selby



The attached **Temporary Easement Grant Parcel 21A, 21B – 450 S Reconstruction Project** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this 21 day of February, 2023

Tracy A. Brown, President

Thomas P. Murtaugh, Vice President

David S. Byers, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Jennifer Weston, Auditor